104.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	839,000 / 839,000
					USE VALUE:	839,000 / 839,000
					ASSESSED:	839,000 / 839,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANISON DOUGLAS
Owner 2:	
Owner 3:	
Street 1:	36 LONGMEADOW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SIRACUSA JOSEPH/MARCIA -
Owner 2:	-
Street 1:	36 LONGMEADOW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Clapboard Exterior and 2091 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8100.000	374,900		464,100	839,000
Total Card	0.186	374,900		464,100	839,000
Total Parcel	0.186	374,900		464,100	839,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.24 /Parcel: 401.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66902

GIS Ref

GIS Ref

Insp Date 09/13/18

!8267!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	374,900	0	8,100.	464,100	839,000		Year end	12/23/2021
2021	101	FV	363,800	0	8,100.	464,100	827,900		Year End Roll	12/10/2020
2020	101	FV	363,900	0	8,100.	464,100	828,000	828,000	Year End Roll	12/18/2019
2019	101	FV	275,600	0	8,100.	464,100	739,700	739,700	Year End Roll	1/3/2019
2018	101	FV	275,600	0	8,100.	397,800	673,400	673,400	Year End Roll	12/20/2017
2017	101	FV	275,600	0	8,100.	371,300	646,900	646,900	Year End Roll	1/3/2017
2016	101	FV	275,600	0	8,100.	318,200	593,800	593,800	Year End	1/4/2016
2015	101	FV	269,100	0	8,100.	285,100	554,200	554,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:01:52

LAST REV

Date	Time
09/27/18	10:12:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8267

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIRACUSA JOSEP	1400-37		5/27/2011		580,000	No	No		
SIRACUSA JOSEP	1370-136		7/1/2009	Family		No	No		
SIRACUSA JOSEP	1240-170		8/6/2001	Family	1	No	No	4	
SIRACUSA JOSEPH	1224-122		7/24/2000	Family	1	No	No		
	1030-29		5/1/1987		185,000	No	No		D

USER DEFINED

Prior Id # 1:	66902
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2017	1103	Inter Fi	18,000	C				
11/1/2011	1397	Re-Roof	7,380					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
5/1/2009	Meas/Inspect	189	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
7/25/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8100		Sq. Ft.	Site		0	70.	0.82	4									464,101						464,100	

Total AC/HA:	0.18595	Total SF/SM:	8100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	464,101	Spl Credit		Total:	464,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	5 - Asbestos	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15215206
Const Adj.:	0.99246264
Adj $ / SQ:	148.651
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460598
Depreciation:	85671
Depreciated Total:	374927

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

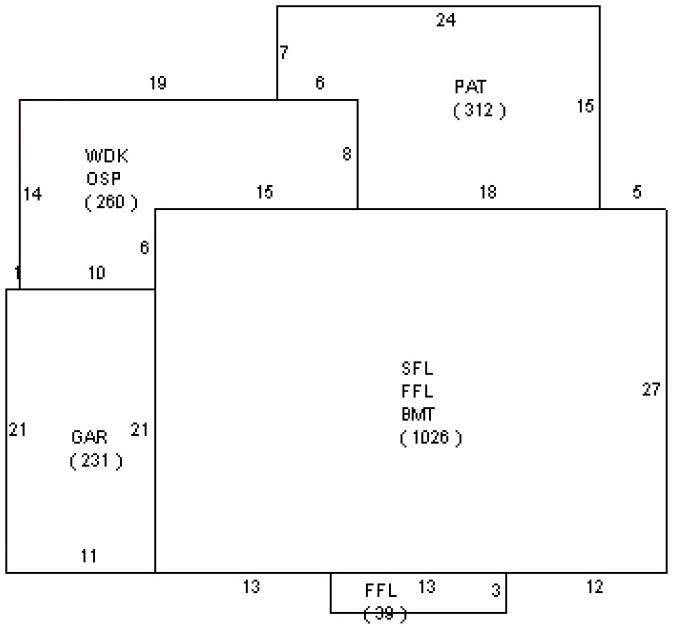
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.65
Special Features:	0	Val/Su Net:	89.69
Final Total:	374900	Val/Su SzAd	179.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,065	148.650	158,313
BMT	Basement	1,026	44.600	45,755
SFL	Second Floor	1,026	148.650	152,516
PAT	Patio	312	3.430	1,069
OSP	Screen Porch	260	24.940	6,485
WDK	Deck	260	9.770	2,541
GAR	Garage	231	25.630	5,920
	Net Sketched Area:	4,180	Total:	372,599
Size Ad	2091	Gross Area	4180	FinArea 2091

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

104.0-0003-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	